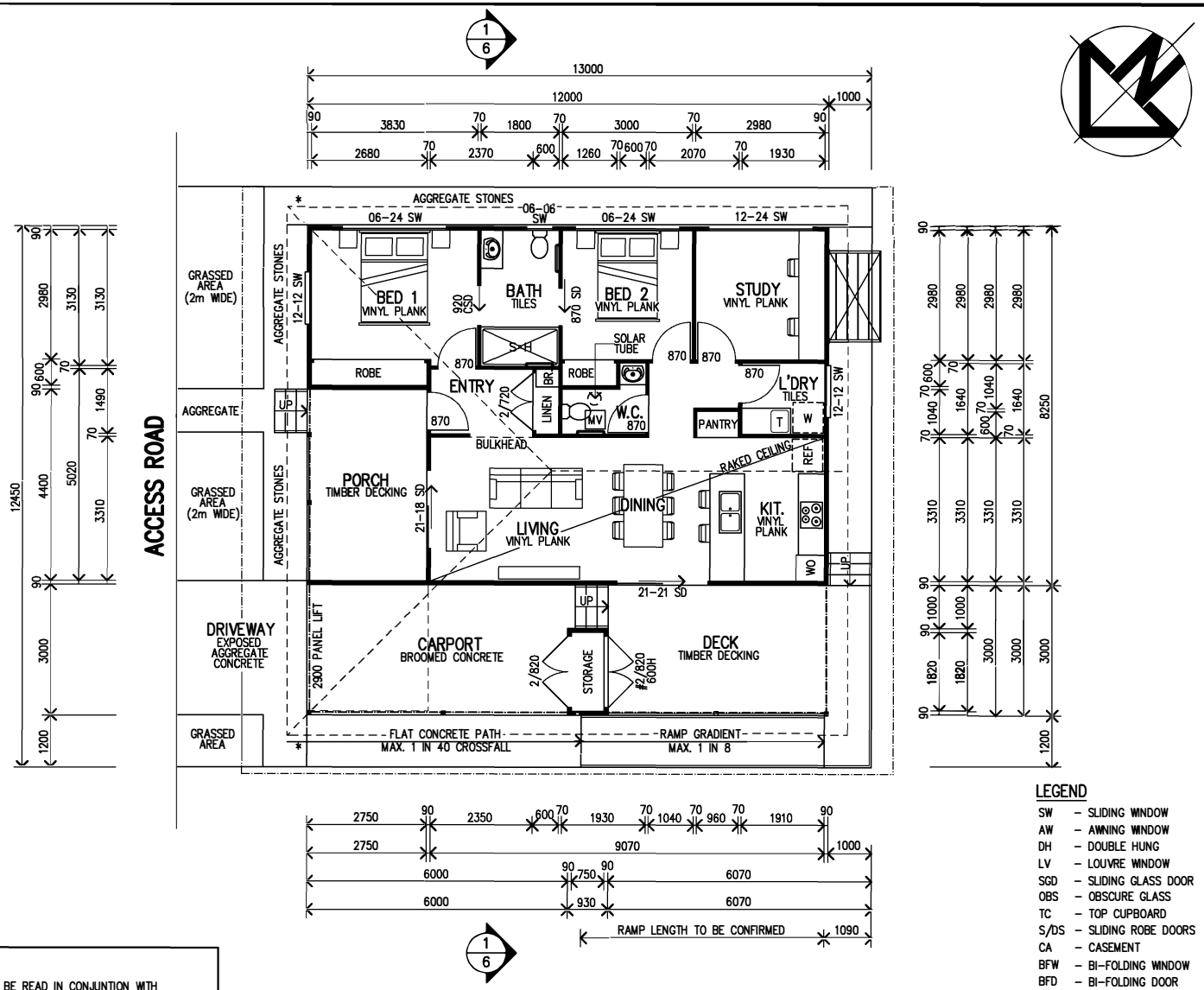

GROUND FLOOR PLAN

1:100

SITE SPECIFIC CONSTRUCTION NOTES

SHOWS LOT BOUNDARY

ALL WORKS ON SITE TO BE PERFORMED BY REGISTERED/QUALIFIED TRADESPERSONS

DRIVEWAYS: Exposed aggregate

GARAGE: Plain concrete grey

GROUND LEVELS: To be determined on site

AC UNITS: To be Mitsubishi, Panasonic or Fujitsu, Installed as per electrical plan location AND min. 7.0KW size

CLOTHES LINE: Wall mounted (min. 2100 wide? installed as part of build

Diamond grill security screen installed to all SGD facing deck

WINDOWS: Fly screens to all windows

TOILETS: All wc's to be 'close coupled' units

GRAB BARS: To be min. 600mm and installed to every toilet and shower Solid nogging or plywood to be provided to framework before sheeting

BUSHFIRE PROTECTION NOTE

This is a bushfire prone lot – BAL 12.5 MINIMUM

CONSTRUCTION IN ACCORDANCE WITH AS3959–2009 & AMENDMENTS
REFER BUSHFIRE MANAGEMENT PLAN BY BUSHFIRE RISK REDUCERS 002.01.18
FOR DETAILS, EXACT LOCATIONS AND EXTENTS

NOTE – ALL STAIRS, HANDRAILS & BALUSTRADES TO COMPLY WITH RELEVANT NCC & AS

SA – SMOKE ALARMS TO COMPLY WITH AS3786–2014, BCA & QLD BLD. REGULATIONS & ARE TO BE HARDWIRED, INTERCONNECTED & PHOTOELECTRIC.

MV – MECHANICAL VENTILATION

– 600 HIGH DOORS, LOCATED AS HIGH AS POSSIBLE WITH SHELF INTERNALLY

* – GATES TO BE INSTALLED

LEGEND

SW	– SLIDING WINDOW
AW	– AWNING WINDOW
DH	– DOUBLE HUNG
LV	– LOUVRE WINDOW
SGD	– SLIDING GLASS DOOR
OBS	– OBSCURE GLASS
TC	– TOP CUPBOARD
S/DS	– SLIDING ROBE DOORS
CA	– CASEMENT
BFW	– BI–FOLDING WINDOW
BFD	– BI–FOLDING DOOR
SL	– WALL OR BARN SLIDER
CSD	– CAVITY SLIDING DOOR
WC	– WATER CLOSET

AREAS	
LIVING	86.59s.m.
CARPORT	20.79s.m.
DECK	18.21s.m.
PORCH	12.40s.m.
TOTAL AREA	137.99s.m.

NOTES

PLANS TO BE READ IN CONJUNTION WITH NCC VOL 2 – PART H8 LIVABLE HOUSING DESIGN

GRADING TO FLOOR WASTES TO BE IN ACCORDANCE WITH THE LIVABLE HOUSING DESIGN STANDARD

No.	DESCRIPTION	BY	DATE
D	AMENDMENTS	CCW	02–12–2024
C	AMENDMENTS	CCW	25–10–2024
B	AMENDMENTS	CCW	17–07–2024
A	INITIAL ISSUE	CCW	07–04–2024

AMENDMENTS

1 0 1 2 3 4 5m

SCALE 1:100 (A3)

PROPOSED RELOCATABLE DWELLING
MARY STREET BLACKSTONE PTY. LTD. TRUST #2
JACARANDA -
AT 200 MARY STREET, BLACKSTONE

Lockyer Drafting Designs

QBSA LIC. BUILDING DESIGNER No.1107547
DIR. JULIE DAVIS

110 OLD COLLEGE RD.
GATTON. QLD. 4343
PH. (07) 5462 1785

SCALE 1:100 (A3) U.N.O.
DATE MAY 2024
DRN. CCW | CKD.
SHEET No.: 04 OF 07
JOB No.: J24035–95